



HEARNES
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**Wimborne
Dorset, BH21 1LL**

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FREEHOLD PRICE: £500,000

A spacious chalet style bungalow offering three bedrooms with superb 'L' shaped sitting/dining room with ground floor bedroom. The property is situated in a cul de sac location with off road parking and garage and has an elevated position with countryside views.

- Entrance hallway with under stairs storage cupboard
- Cloakroom with WC and wash hand basin with storage cupboard below
- Ground floor bedroom three with built in cupboard and dual aspect
- Spacious 'L' shaped sitting/dining room with open fire and triple aspect
- Kitchen with range of base and eye level units with worktops, inset gas hob and electric oven and grill, space for appliances, dual aspect and door to garden
- Two double bedrooms, both with built in wardrobes
- Large shower room with corner shower cubicle, vanity unit with wash hand basin, WC and ladder style heated towel rail
- Double glazing and gas heating
- Outside: Driveway giving off road parking for a number of cars leading to garage with power and light. Front garden is laid to lawn with flower and shrub borders. The rear garden is laid to patio with raised flower and shrub borders

The location of the property combines the advantage of town with easy access to open countryside and the river Stour nearby. Wimborne town centre is within walking distance where there are a number of shops, restaurants, public houses and the popular Tivoli theatre.

COUNCIL TAX BAND: E EPC RATING: C

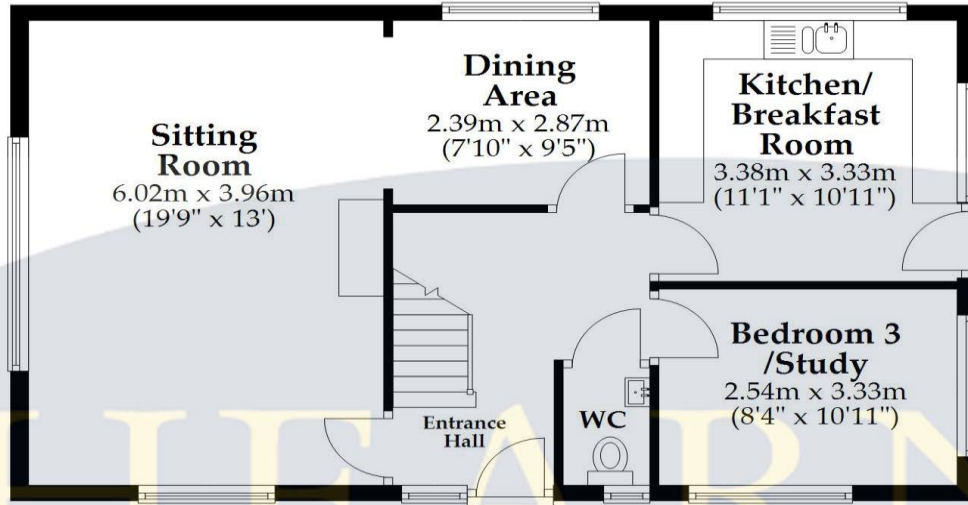
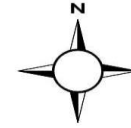
AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.



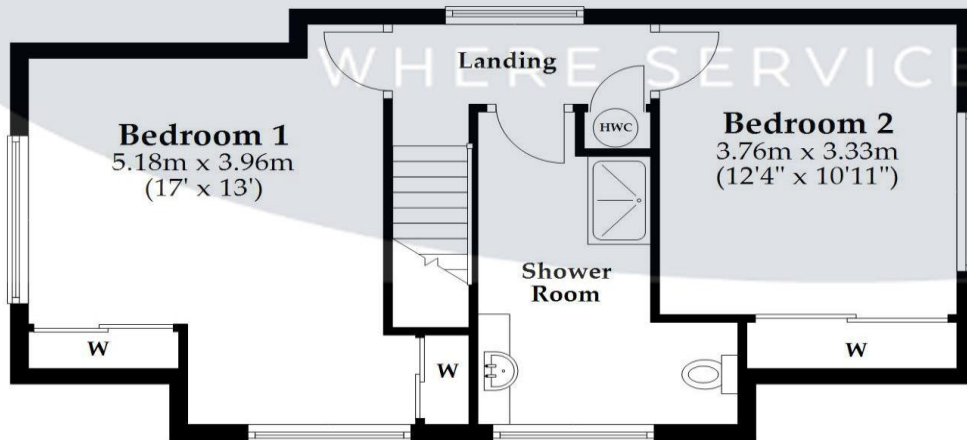


Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

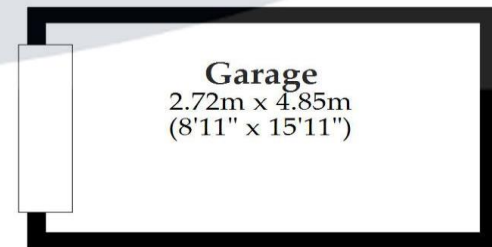
Ground Floor



First Floor



Garage



Main area: Approx. 109.8 sq. metres (1182.2 sq. feet)
Plus garages, approx. 13.2 sq. metres (141.9 sq. feet)

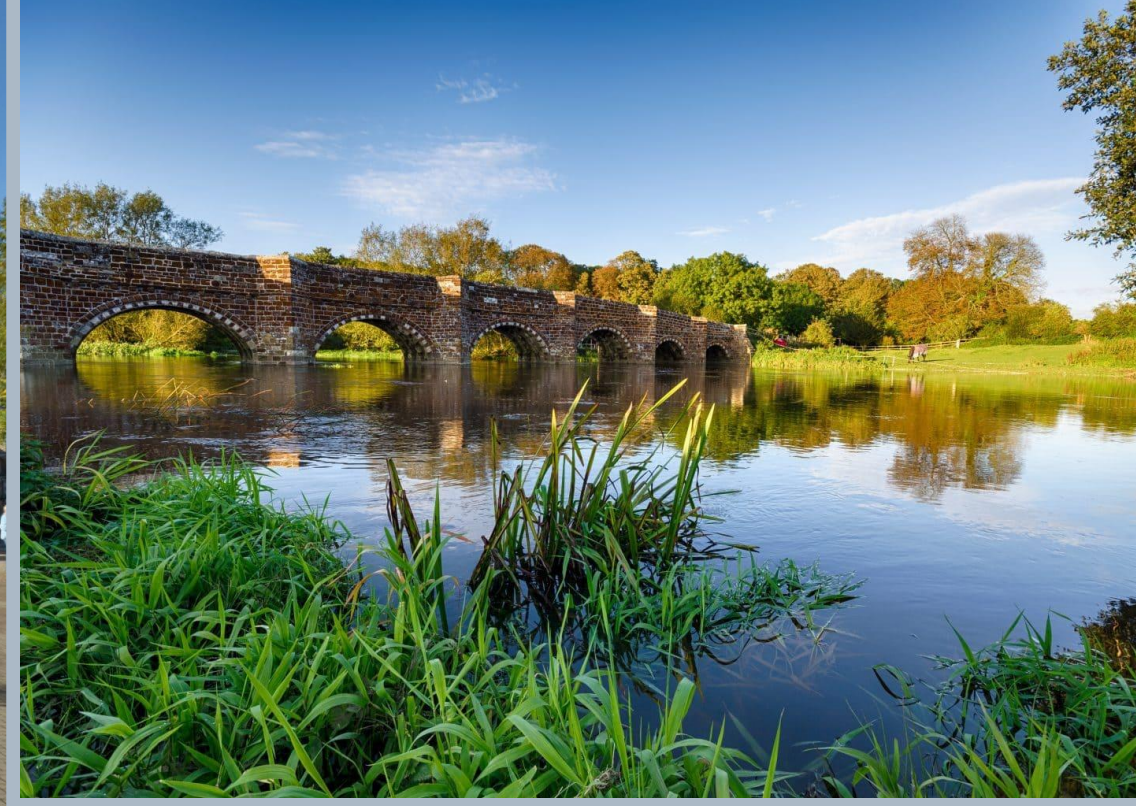
This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







5 minute walk



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